

121.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

833,300 / 833,300

USE VALUE:

833,300 / 833,300

ASSESSED:

833,300 / 833,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
25		PEABODY RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: WADSWORTH MARY DEIRDRE

Owner 2:

Owner 3:

Street 1: 25 PEABODY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: WADSWORTH BERNARD F -

Owner 2: WADSWORTH M DIERDRE -

Street 1: 25 PEABODY RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .066 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1917, having primarily Wood Shingle Exterior and 2568 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2867		Sq. Ft.	Site		0	90.	1.68	10			View	-5					432,640						432,600	

Legal Description							User Acct
							77810
							GIS Ref
							GIS Ref
							Insp Date
							04/28/18

**USER DEFINED**

Prior Id # 1:	77810
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	08:54:22
LAST REV Date	Time
07/31/19	10:48:29
apro	
9343	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT							Parcel ID	121.0-0001-0006.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	400,700	0	2,867.	432,600	833,300		Year end	12/23/2021
2021	101	FV	388,400	0	2,867.	432,600	821,000		Year End Roll	12/10/2020
2020	101	FV	388,200	0	2,867.	432,600	820,800	820,800	Year End Roll	12/18/2019
2019	101	FV	307,900	0	2,867.	456,700	764,600	764,600	Year End Roll	1/3/2019
2018	101	FV	307,900	0	2,867.	336,500	644,400	644,400	Year End Roll	12/20/2017
2017	101	FV	307,900	0	2,867.	322,100	630,000	630,000	Year End Roll	1/3/2017
2016	101	FV	307,900	0	2,867.	298,000	605,900	605,900	Year End	1/4/2016
2015	101	FV	300,300	0	2,867.	250,000	550,300	550,300	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes		
WADSWORTH BERNA	55786-253		11/9/2010	Convenience		99	No	No				
	10677-489		10/27/1964				No	No	N			

BUILDING PERMITS											ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
11/12/2003	979	Renovate	10,000	C		G6	GR FY06	REMOD EXISTG EFP	4/28/2018	MEAS&NOTICE	HS	Hanne S				
									11/18/2017	MEAS&NOTICE	HS	Hanne S				
									3/14/2012	Inspected	BR	B Rossignol				
									12/1/2008	Meas/Inspect	163	PATRIOT				
									8/2/2005	Fieldrev-Chg	BR	B Rossignol				
									11/17/1999	Mailer Sent						
									10/29/1999	Measured	266	PATRIOT				
									1/1/1982		CM					
										Sign:	VERIFICATION OF VISIT NOT DATA					/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																	
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath: 2	Rating: Average	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:														
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID																							
Roof Struct: 3 - Gambrel	Roof Cover: 2 - Slate	Color: YELLOW	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O											
Year Blt: 1917	Eff Yr Blt:	Alt LUC:	Alt %:	A Kits:	Rating:	Other	1st Res Grid   Desc: Line 1   # Units 1																						
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Fpl: 1	Rating: Average	Upper																							
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:	Lvl 2																							
Grade: C+ - Average (+)				CONDO INFORMATION	Location:	Lvl 1																							
Year Blt: 1917				Total Units:	Totals	Lower																							
Alt LUC:				Floor:	RMs: 9	RMS: 9	BRs: 5	Baths: 1	HB	RES BREAKDOWN																			
Jurisdct:				% Own:	REMODELING																								
Const Mod:				Name:	DEPRECIATION																								
Lump Sum Adj:				Phys Cond: AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRs	FL																		
INTERIOR INFORMATION				Functional:	%		Interior:	1	9	5																			
Avg Ht/FL: STD				Economic:	%		Additions:																						
Prim Int Wal 1 - Drywall				Special:	%		Kitchen:																						
Sec Int Wall:				Override:	%		Baths:																						
Partition: T - Typical				Total:	26.4	%	Plumbing:																						
Prim Floors: 3 - Hardwood				CALC SUMMARY																									
Sec Floors: 4 - Carpet				Basic \$ / SQ: 130.00	COMPARABLE SALES																								
Bsmnt Flr: 12 - Concrete				Size Adj.: 1.17093658	Rate	Parcel ID	Typ	Date	Sale Price																				
Subfloor:				Const Adj.: 1.04789460																									
Bsmnt Gar:				Adj \$ / SQ: 159.512																									
Electric: 3 - Typical				Other Features: 96000	WtAv\$/SQ:	AvRate:	Ind.Val																						
Insulation: 2 - Typical				Grade Factor: 1.10																									
Int vs Ext: S				NBHD Inf: 1.00000000	Juris. Factor:																								
Heat Fuel: 2 - Gas				NBHD Mod:	Before Depr:	175.46																							
Heat Type: 3 - Forced H/W				LUC Factor: 1.00	Special Features: 0	Val/Su Net: 122.50																							
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	Adj Total: 544393	Final Total: 400700	Val/Su SzAd: 198.80																							
% Com Wal	% Sprinkled	Depreciation: 143720	Deprecated Total: 400674	PARCEL ID	121.0-0001-0006.0																								
<b>MOBILE HOME</b>				Make:	Model:	Serial #	Year:	Color:	IMAGE																				
<b>SPEC FEATURES/YARD ITEMS</b>				AssessPro Patriot Properties, Inc																									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
More: N				Total Yard Items:				Total Special Features:				Total:																	